

**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
CITY OF HUNTINGTON PARK OVERSIGHT BOARD**

**CITY OF HUNTINGTON PARK
CITY COUNCIL CHAMBERS
6550 MILES AVENUE
HUNTINGTON PARK, CALIFORNIA, 90255**

Wednesday, November 21, 2012

9:00 AM

AUDIO LINK FOR THE ENTIRE MEETING. (13-0281)

Attachments: [AUDIO](#)

I. CALL TO ORDER

Rhonda Rangel, Oversight Board staff, called the meeting to order 9:10 a.m.

II. ROLL CALL

Rhonda Rangel, Oversight Board staff, called the roll.

Present: Board Member Albert Fontanez, Board Member Richard Verches, Board Member Theresa Villegas and Vice Chair Yolanda Duarte

Absent: Board Member Eduardo Adame, Board Member Luis Buendia and Chair Elba Guerrero

III. RECOMMENDATIONS

- 1.** Recommendation: Approve the Due Diligence Review for the Low and Moderate Income Housing Fund pursuant to Health and Safety Code Section 34179.5. (12-5343)

Mr. Julio Morales, Director of Finance, provided a brief overview of the Due Diligence Review for the Low and Moderate Income Housing Fund (DDR) and added that the DDR now includes a narrative Summary Page. Mr. Morales added that there was cash amount of 1.6 million dollars; however, the Low and Moderate Income Fund currently has no funds available and the DDR Summary Page summarizes all findings.

Board Member Verches questioned the Residential Rehabilitation Loan program and if it is common to provide a zero interest loan to a resident. Mr. Morales clarified that that it is common to provide a zero interest

loan because the loan amount is not usually a large amount. Board Member Verches also pointed out a typo on the Summary Page. Mr. Morales stated that the words "principal resident" will be corrected to read "principal residence".

Board Member Villegas requested clarification regarding the reportable loan obligations on the next Recognized Obligations Payment Schedule (ROPS) in regards to the Middleton property. Mr. Morales stated that the Department of Finance (DOF) was informed that only \$523,000 was used for the project and not the \$2.7 million listed on the ROPS II. He added that due to cash flow issues, the City does not expect to spend the remaining amount in the future.

Fernanda Palacios, Project Manager, confirmed that no written public comments were received prior to the meeting. Mr. Morales clarified that written public comments should go the County because they are currently acting as Clerk on behalf of the Oversight Board. In addition, he suggested that walk-in public comments be delivered to the Huntington Park City Clerk. Board Member Verches recommended that the agenda include language regarding time limits for public comments and procedures for walk in comments.

On motion of Board Member Verches, seconded by Board Member Fontanez, unanimously carried the Board approved the Due Diligence Review for the Low and Moderate Income Housing Fund pursuant to Health and Safety Code Section 34179.5 with the following vote:

Ayes: 4 - Board Member Fontanez, Board Member Verches,
Board Member Villegas and Vice Chair Duarte

Absent: 3 - Board Member Adame, Board Member Buendia and
Chair Guerrero

Attachments: [SUPPORTING DOCUMENT](#)

IV. MISCELLANEOUS

2. Matters not on the posted agenda (to be presented and placed on the agenda for a future meeting). (12-5387)

Fernanda Palacios, Project Manager provided an overview of upcoming deadlines for approval of the Due Diligence Review of Non-Housing Funds (DDR#2).

The Board requested that a working session to review DDR#2 be scheduled as

an agenda item for the December 12, 2012 Regular Meeting. Ms. Palacios added that review and public comment session for DDR#2 will be placed on the January 9, 2013 Regular Meeting agenda. However, a Special Meeting will need to be scheduled to approve DDR#2.

On motion of Board Member Fontanez, seconded by Board Member Villegas, unanimously carried (Chair Elba Guerrero, Board Member Adame, and Board Member Buendia being absent), the Board approved to schedule a Special Meeting on January 15, 2013 at 3:30 pm.

3. Public Comment (Opportunity for Members of the Public Address the Board on Items of Interest that are Within the Jurisdiction of the Board). (12-5388)

There was none.

4. Chair and Board Member Comments. (12-5389)

Board Member Verches requested an update and discussion on going forward with obtaining legal counsel for the Oversight Board be placed on the next agenda.

5. Adjournment of the Special Meeting of November 21, 2012. (12-5390)

The meeting was adjourned at 4:26 p.m.